



Hightrees Copthorn Road  
Colwyn Bay LL28 5YP



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£710,000

A beautifully presented, spacious five bedroom detached family home, situated within the highly sought after area of Upper Colwyn Bay, a popular residential location known for its convenience and family-friendly appeal.

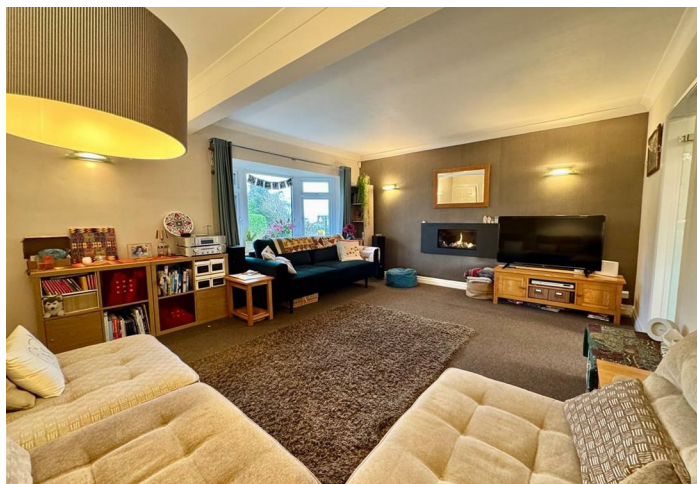
Tenure: Freehold - EPC - B- Council Tax: G

The property is approached via wrought iron gates opening onto a brick-paved driveway, providing ample off-road parking and access to an attached double garage. Lawned gardens to the front are well maintained and include a timber garden cabin positioned in a private corner, currently used as a home office, offering an excellent solution for remote working or additional hobby space.

Internally, the accommodation is both generous and well laid out. A welcoming reception hall provides access to the principal ground floor rooms, including a spacious main living room featuring a contemporary wall-mounted gas fire, creating a comfortable and relaxing space. There is a separate dining room well suited to family meals and entertaining, along with a further family sitting/playroom, offering excellent flexibility for a variety of uses.

The fitted kitchen is practical and well equipped with ample storage and worktop space, complemented by a separate utility room. From here, the property flows into a vaulted conservatory, which opens directly onto the rear patio and garden, making it an ideal space for everyday living and entertaining throughout the year.

To the first floor are five well-proportioned bedrooms, including a principal bedroom with en suite shower room. The remaining bedrooms are served by a family bathroom, while the fifth bedroom is currently used as a study.



## Location

Copthorn Road is a highly sought after location - being a private road with a selection of individually designed homes in the popular upper Colwyn Bay residential area. Ideally situated for access for country walks but within short distance of Colwyn Bay town centre, Rhos promenade, schools, amenities and transport links, including access to the A55 Expressway.

The property further benefits from solar panels, gas central heating, and well-kept gardens to both the front and rear.

(approximate measurements only)

**Large Enclosed Front Entrance Porch:**

Composite front door; uPVC double glazed window; inset spotlighting; further double glazed door leading through to:

**Reception Hall: 10'6" x 13'10"** (3.22 x 4.24)

Staircase leading off to first floor level. Amtico flooring; vertical contemporary radiator; coved ceiling; built-in cloaks cupboard with storage and cloak hooks; alarm panel; telephone point.

**Living Room: 17'7" x 13'8"** (5.38 x 4.19)

Feature recessed log effect enclosed gas fire; uPVC double glazed bay window overlooking front enjoying open aspect; coving; wall lights; radiator. Glass door leading through to:

**Dining & Sitting Room: 20'11" x 10'10"** (6.39 x 3.31)

Vertical radiators; uPVC double glazed window overlooking rear; coved ceiling; sliding double glazed patio doors leading onto rear patio and garden.

From Reception Hall:

**Utility Room: 9'9" x 10'7"** (2.99 x 3.23)

Range of built-in base and wall units with solid wooden worktops, tall cupboard and display cupboard; plumbing for automatic washing machine and space for dryer; single drainer sink; radiator; inset spotlighting; velux double glazed window; uPVC double glazed door leading onto rear courtyard area. Wall tiling; laminated flooring. Door leading to attached car garage. Door leading to:

**Cloakroom:**

Contemporary concealed cistern WC and wash basin; radiator; uPVC double glazed window and extractor fan.



Rear Sun Lounge/Conservatory: 12'7" x 10'6" (3.84 x 3.21)

Antico flooring with concealed floor radiator. Feature circular glazed 'Morso' log burning stove with circular granite hearth. Twin French windows leading onto rear garden and patio area. Doorway through to:

Kitchen: 13'11" x 10'7" (4.26 x 3.25)

Fitted range of Johnson & Johnson base and wall units with granite worktops; range of integrated appliances including 'Miele' combination microwave and grill, 'Neff' double oven and grill, 'AEG' induction hob and contemporary extractor above; granite upstands; pull out corner larder unit, drawers; single drainer sink with mixer tap; integrated fridge; integrated 'Bosch' dishwasher. Antico flooring. Pull-out waste container drawer unit. Walk-in understairs pantry cupboard with range of bespoke shelving.

FIRST FLOOR - Landing:

Access to roof space with drop down ladder, The attic is insulated, floored, electric and power connected.

Bedroom No 1: 13'9" x 10'8" (4.2 x 3.26)

Fitted range of 'Wiemann Luxour' bedroom furniture including built-in wardrobes with large corner walk-in wardrobe, recess for bed with inset lighting; TV point; uPVC double glazed window overlooking front of property.

En-suite Shower Room: 9'8" x 6'0" (2.96 x 1.83)

Shower with glazed screen, low level WC and vanity basin; wall tiling; wall hung heated towel rail; wall and floor tiling. floor to ceiling storage cupboard.

Bedroom No 2: 10'8" x 13'10" (3.27 x 4.24)

UPVC double glazed window overlooking front of property; double panelled radiator; inset spotlighting.

Bedroom No 3: 10'7" x 10'8" (3.24 x 3.26)

Double panelled radiator; uPVC double glazed window overlooking rear of property.

Bedroom No 4: 10'8" x 10'9" (3.27 x 3.28)

uPVC double glazed window overlooking rear; double panelled radiator.

Bedroom No 5: 9'9" x 9'6" (2.99 x 2.9)

(Currently used as a Study). Radiator; uPVC double glazed window overlooking rear.



### Bathroom:

Modern bathroom suite comprising tile panelled bath with shower above and shower screen, concealed cistern WC and vanity unit; fitted mirror along one wall; inst spotlighting; ladder style heated towel rail, tiled floor and extractor fan.

### Attached Car Garage: 16'4" x 15'7" (5 x 4.76)

Electric meter and fuse board; modern electric remote controlled roller shutter doors; floor mounted Worcester central heating boiler for central heating and hot water; power and light connected; uPVC double glazed windows; workbench and shelving units; 2 x solar panel battery storage.

### Garden Cabin/Studio 12'5" x 8'9" ( 3.8 x 2.69)

Superb timber built cabin currently used as a Home Office but suitable for alternative uses. Power and light connected.

### Outside:

The property commands a sought after location on Copthorn Road with gated brick paved private driveway providing ample off road parking, leading to garage. Outside lighting and power points, water tap; lawned gardens with established shrubs and plants; high-level hedging providing privacy; timber garden shed; brick paved access to side courtyard area and rear garden with private patio and bbq area. Established shrubs and plants.

### Services:

Mains water, electricity, gas and drainage are connected to the property. Solar panels and 2 x battery packs included. The property benefits from an alarm system.

### Directions:


Located just off Llanrwst Road, turn right immediately after Chapel into Copthorn Road continue along bearing left, half way up and the property will be viewed on the left hand side.

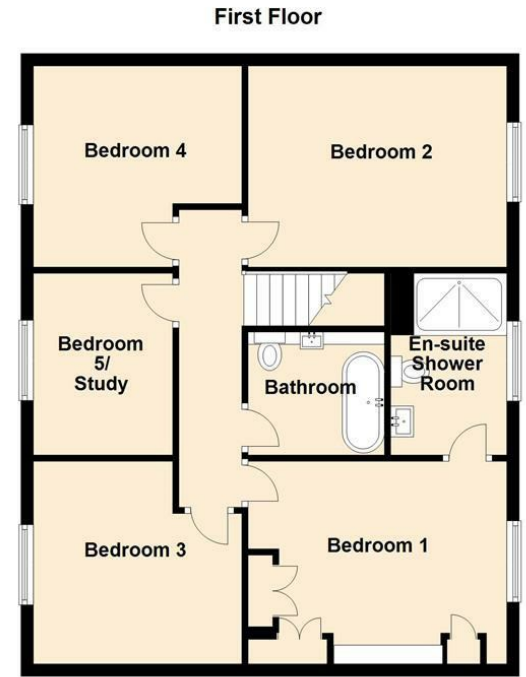
### Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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